



COLDWELL BANKER
STAR REAL ESTATE
BROKERAGE

Welcome to ...
36352 SECOND LINE
SOUTHWOLD ON
New Price \$750,000

566 Talbot Street
St Thomas, Ontario N5P 1C4
Call or Text 519-670-9223
earl-taylor@coldwellbanker.ca



EARL TAYLOR
Real Estate Broker



FEATURES OF THIS FINE LOG HOME:

- Are you searching for a 1.75 Acre country property with a Log Home overlooking a small pond / ravine yet close to all amenities? Then you need to have a look at this home! Note - even though this is a country home, all roads leading to it are paved.
- **MAIN FLOOR** - As you enter this home from the south entrance you are welcomed into a guest friendly Foyer area. The open concept area of this home includes an eat-in Kitchen, a formal Dining area with a patio door to the west facing 8' x 32' Sundeck, a Livingroom with a wood burning woodstove and access to a Mud Room addition, a combo Laundry Room and 3 piece Bath and access to the basement.
- **SECOND FLOOR LOFT** - The Primary Bedroom overlooks the main floor and includes a 3 piece ensuite Bath with a Jacuzzi tub.
- **BASEMENT** - The basement is unfinished and includes an in-floor heating system and awaits your plans to develop it into a functional living space.
- **EXTERIOR** - The vinyl gable ends and aluminum soffits were installed in the fall of 2025.
- **SPECTACULAR VIEWS** - Accessed from the Kitchen / Dining Area through a patio door, the 8' x 32' Sundeck overlooks a pond and offers amazing westerly sunsets.
- **BARN** - Although the Barn needed repairs, it includes a 200A hydro service with 100A servicing the home and a municipal water line.
- **UTILITIES** - The furnace is an energy efficient geothermal system and includes an HRV system. The geothermal lines are located in the neighbouring pond area. The Hot Water Tank is owned and a sewage pump allows the addition of a full Bath
- **SERVICES** - The property is serviced by a 200A hydro service, Municipal water and a septic system - pumped 2021 approx.
- **WHATS NEXT?** - Book your private showing today and you'll see that this charming Log Home is the perfect place to call HOME!

MAIN FLOOR

LIVINGROOM - 24' 6 x 15'
BATH / LAUNDRY - 3 PIECE

KITCHEN - 15' x 13' 6 DININGROOM - 15' x 13' 6

SECOND FLOOR

PRIMARY BEDROOM - 30' x 19'

BATH - 3 PIECE

BASEMENT

UTILITY / STORAGE - 36' 8 x 28' 8"

TAXES - \$4,267.00 for 2025

LOT SIZE - 295.93' x 271.00' IRREGULAR (1.751 ACRES)

For more information on this lovely home please call **EARL TAYLOR** direct at **519-670-9223** today
Visit my website at **www.ChangingHousesIntoHomes.ca** or email me at **earl-taylor@coldwellbanker.ca**

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